To Agent/Potential Tenant:

Here is the information needed when applying for our rental home listing. Please go to this link when you are going to apply: https://rentapp.zipreports.com/apply/hal.4.conroe/

- ➢ *Every individual over the age of 18* must fill out an application.
- ➢ The cost is $45.00 per applicant & will be paid online when submitting application.
- ➢ The site is mobile friendly and requires all necessary documents to be uploaded @ time of application. This will help expedite the processing time & avoid delays.
- ➢ Necessary Documents include:
  - o Most recent pay stub, which needs to include year to date. If self-employed, 3 months bank statements, a current year P&L, or previous year's tax return. Monthly income must be 3x the amount of rent.
  - o Legal photo ID (Driver's License, Identification Card, Passport)
  - o If you have a pet, *you must upload a color photo of each pet*.
- ➢ If you have a copy of your Credit, Criminal & Eviction report from My Smart Move, or a similar company dated within the last 30 days, we can accept it with a paper TREC Application. The necessary documents stated above will still be required.
- ➢ If your employer or previous landlord charge to verify employment or rental history, there will be an additional charge that will need to be paid via PayPal so that we can process your application in its entirety. For example: The Work # charges $35.95 for employment verification. This fee will be passed onto the applicant & must be received before we can proceed.
- ➢ Our additional rental properties can be found @ www.mocorentals.com.

The application process can take up to 7 business days to complete.
Once all the information is received, your application, rental verification, employment verification, credit, criminal & eviction reports will be sent to the landlord for final review & decisioning.
My office will update you, or your agent, of any information we receive just as soon as we receive it.
I as the realtor, do not make the final decision and must wait for the landlords decisioning.
Application fees are non-refundable.

Standard Rental Requirements:

Here are the standard requirements that our landlords are looking for in a prospective tenant. As the Realtor, I do not make the final decision on your application. I process the application by getting as much information as I can gather to the landlord for his/her review and response. Once I have that response, I will let you, or your agent, know the decision that the landlord has made.

Landlord Requirements:

- Good verifiable rental history of at least the last 18+ months. If rental history is not available, or if a family member is your landlord, we will need a minimum of three references to contact.
- Good verifiable job history of at least 12+ months. This does NOT have to be with the same employer, but all job(s) and income must be verified.
- Gross monthly income must be 3X's the amount of the rent that you are applying for.
- Ok credit. There is no minimum credit score on our properties. We review credit reports on a case by case basis. Negative items like recent collections, repossessions, utility delinquencies, and numerous past due payments are looked at heavily.
- Good recent criminal background. We understand that bad things happen to good people. However, no recent criminal items in the past 24 months will be acceptable. All prior criminal charges will be reviewed on a case by case basis.
- No more than 2 pets. Aggressive dog breeds are not allowed. This list includes, but is not limited to, Pit Bulls, Rottweilers, German Shepherds, Doberman Pinschers, Akitas, Mastiffs, and Huskies. We will need a picture of your pet and submit the picture to the landlord for approval. Pet deposits start at $300 per pet and can increase on the size/breed of the animal.
- Additional requirements for a specific property will be noted on our website listing.

Thank you so much for your interest in our property!

Hal Bazar